



The Long & Foster Market Minute™

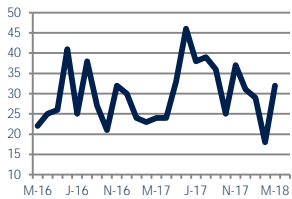
Focus On: Glenolden, Folcroft, and Norwood Housing Market

March 2018

Zip Code(s): 19036, 19032 and 19074

Units Sold

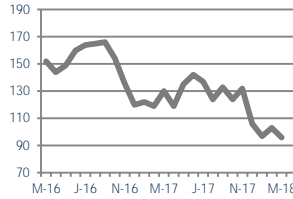
32



Up
Vs. Year Ago

Active Inventory

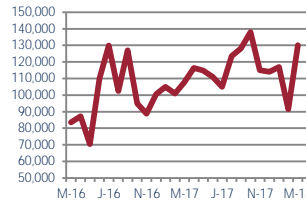
96



Down -26%
Vs. Year Ago

Median Sale Price

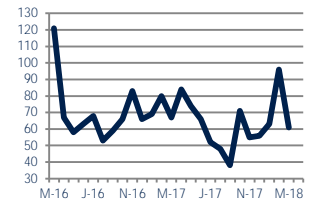
\$130,000



Up
Vs. Year Ago

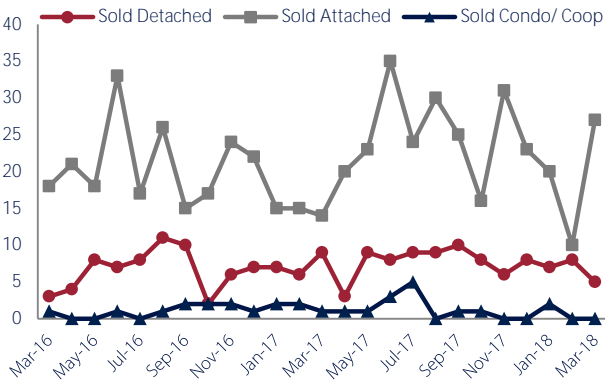
Days On Market

61



Down -9%
Vs. Year Ago

Units Sold*



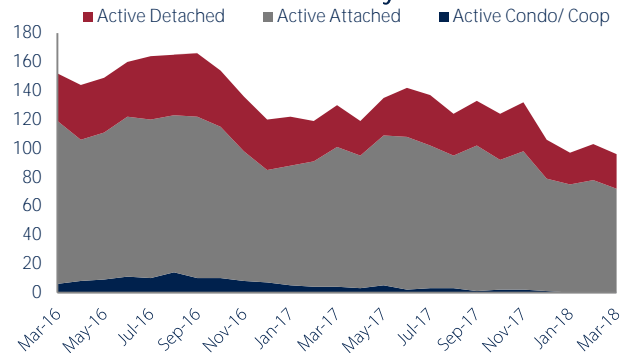
Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 32 sold this month in Glenolden, Folcroft, and Norwood. This month's total units sold was higher than at this time last year, an increase from March 2017.

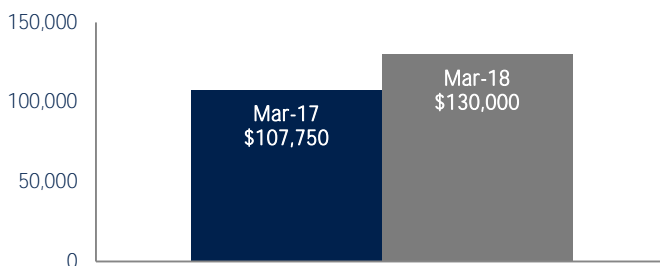
Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 26%. The total number of active inventory this March was 96 compared to 130 in March 2017. This month's total of 96 is lower than the previous month's total supply of available inventory of 103, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Glenolden, Folcroft, and Norwood Homes was \$107,750. This March, the median sale price was \$130,000, an increase of \$22,250 compared to last year. The current median sold price is higher than in February. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Glenolden, Folcroft, and Norwood are defined as properties listed in zip code/s 19036, 19032 and 19074.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND or Long & Foster Real Estate, Inc.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

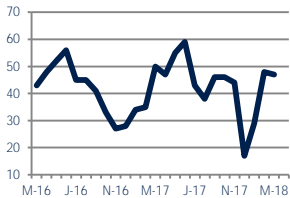




Zip Code(s): 19036, 19032 and 19074

New Listings

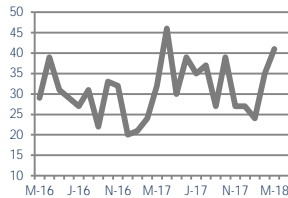
47



Down -6%
Vs. Year Ago

Current Contracts

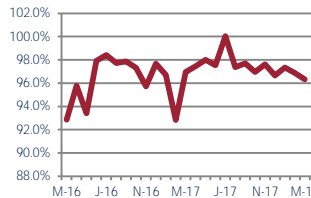
41



Up 28%
Vs. Year Ago

Sold Vs. List Price

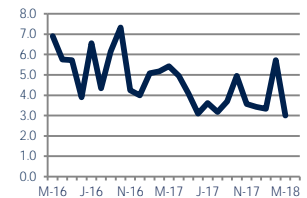
96.3%



Down -0.6%
Vs. Year Ago

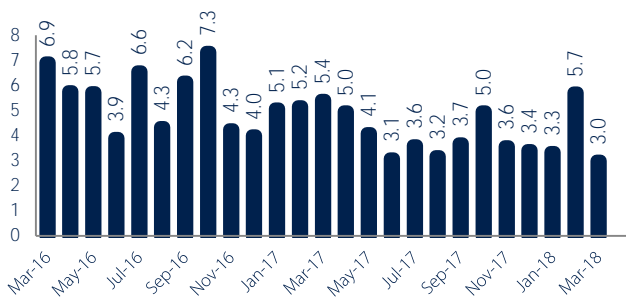
Months of Supply

3.0



Down -45%
Vs. Year Ago

Months Of Supply



Months of Supply

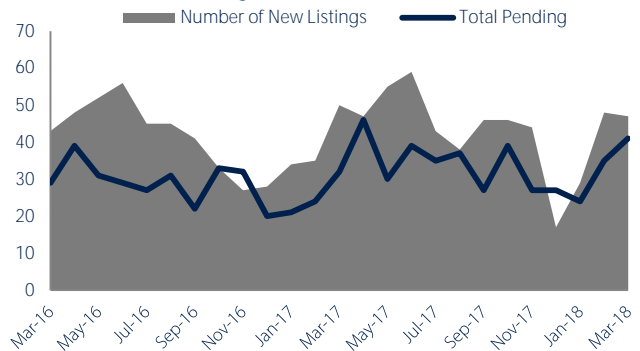
In March, there was 3.0 months of supply available in Glenolden, Folcroft, and Norwood, compared to 5.4 in March 2017. That is a decrease of 45% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

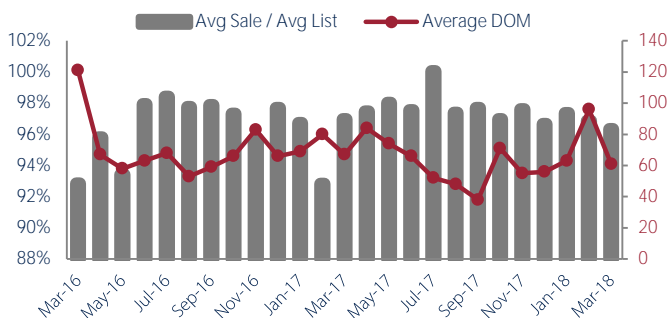
New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Glenolden, Folcroft, and Norwood compared to 50 in March 2017, a decrease of 6%. There were 41 current contracts pending sale this March compared to 32 a year ago. The number of current contracts is 28% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Glenolden, Folcroft, and Norwood was 96.3% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 61, lower than the average last year, which was 67, a decrease of 9%.



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